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and English Encyclopedia of Law. Two volumes. Sheep. Pages ccvi and 1650. Price \$12.00. H. B. Parsons, Albany, 1895.

In these volumes of Mr. Pingrey we have a clear and reasonably comprehensive statement of the principles underlying the law of real property. The work is thoroughly modern and practical. The recent modification of the ancient doctrine of the common law that the owner of land possessed not only everything erected upon its surface, but also everything beneath it, is forcibly presented by reference to the comparatively modern custom of creating as many separate fee-simple estates in buildings, as there are floors in these buildings, and dividing the land into as many separate estates as there are intervening strata of oils, minerals, gases, etc., beneath its surface. In his treatment of the legal character of these estates, the tenure by which they are held, the time of their coming into enjoyment, and the title by which they may be acquired, the author is especially clear. He not only presents succinctly and forcibly the accepted doctrines pertaining to them, but also touches with sufficient fullness upon the logical and historical development of these doctrines. By this method of treatment, he materially aids the reader in understanding the reason underlying doctrines which have frequently seemed perplexing, unreasonable and arbitrary. A noteworthy feature of the work is the especially strong discussion of mortgages, their nature and classification, and the rights of the contracting parties before and after default. The work throughout bears evidence of careful preparation and accuracy of statement. We regard it as a valuable addition to the literature on this subject, and one which will prove helpful to practitioners and students. We commend the publisher on the tasteful appearance of the volumes, their thorough indexing, clear typography and substantial binding.

Hand-book of International Law. By Captain Edwin F. Glenn, Acting Judge Advocate, United States Army. Sheep, 478 pages. Price \$3.75. West Publishing Co., St. Paul, 1895.

This work is not intended as a substitute for other exhaustive works which treat of this subject, but rather as a student's manual from which the principle of international law can be quickly and easily grasped. With this object in view the author has made numerous references to more extended works, and has also cited many cases which illustrate clearly and concisely the principle enunciated. In spite of his reference to other works, Mr. Glenn has shown no small amount of originality, both in the method of arrangement and in the discussion of the subject-mat-

ter. He very wisely condemns an attempt to state propositions in an original way merely for the purpose of originality, and yet in many instances he has proved himself to be a logical reasoner on uncertain questions of international law. In its definitions the work follows the Hornbook system, stating in black type the author's definition and amplifying this at length in the ordinary type, so that the student can see the general principles at a glance, and also avail himself of the discussions and cases given subsequently. The division into twenty-four chapters is entirely the author's own, each chapter treating of a distinct subject. Fifty authorities are cited in the work, so that it forms an epitome of international law for the practitioner as well as a hand-book for the student. The legal profession cannot fail to welcome this number of the Hornbook Series.

Hand-book of the Law of Sales. By Francis B. Tiffany. Sheep, 348 pages. West Publishing Co., St. Paul, 1895.

This addition to the Hornbook Series cannot fail to take as important a place in the lawyer's library as its predecessors. The object of the book is to give a concrete exposition of the general principles relating to the law of the sale of personal property, and it follows in the main the arrangement of Benjamin. The author has divided the subject into ten chapters, in the first two of which he treats of the formation of the contract as regards the capacity and assent of the parties, the thing sold, the price, and the operation of the Statute of Frauds. The third and fourth chapters treat of the effect of the contract in passing the property whether it be in the sale of chattels specific, or not specific. Mistake, failure of consideration, fraud and illegality are discussed exhaustively in chapters five and six. Under "Conditions and Warranties," the author has analyzed the subjects of conditional sales, and express and implied warranties both of title and quality. Chapter eight on the performance of contract is an exposition of the essentials of delivery, acceptance and payment in the sale of goods, while the right of action for breach of contract forms the subject of the last chapter. The work has all the admirable features of the Hornbook Series, and cannot be too warmly recommended either as a text or reference book.